Whitakers
Estate Agents









10 Wyntryngham Close, Hedon, HU12 8PZ

Offers Over £225,000

We are delighted to present this superb detached home to the market. Enjoying the sought-after location of Leaf Sail Farm, Hedon, and benefiting from excellent public transport links to the city of Hull and the East Coast, this property is ideally positioned for convenience. With a nearby children's play park and reputable local schools, this home is perfectly suited to families.

The front entrance door opens into a welcoming hallway, leading to the well-proportioned accommodation, which comprises a ground floor W.C. and a spacious open-plan lounge and dining area. This adjoins the breakfast kitchen, which enjoys delightful views over the garden, creating a wonderful space for entertaining family and friends.

The kitchen offers ample space for a breakfast table, making it the perfect spot to enjoy a morning coffee. It features a range of fitted units, thoughtfully arranged to maximise convenience and functionality for everyday living.

The first floor offers three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room and built-in mirrored wardrobes, providing excellent storage. The second bedroom is also a generous double with built-in wardrobes, while the third is a comfortable single bedroom, likewise benefiting from built-in wardrobes. The first floor also features air conditioning for added comfort. Completing the accommodation is a modern family bathroom, well suited to the needs of a busy household.

Accommodation Comprising

Entrance Hall

The front entrance door opens to welcome you in to view the well proportioned accommodation on offer. An attractive staircase takes you up to the first floor and doors open to the Lounge, Breakfast Kitchen and Ground Floor W.C.

Lounge 13'9" x 11'1" (4.2 x 3.4)

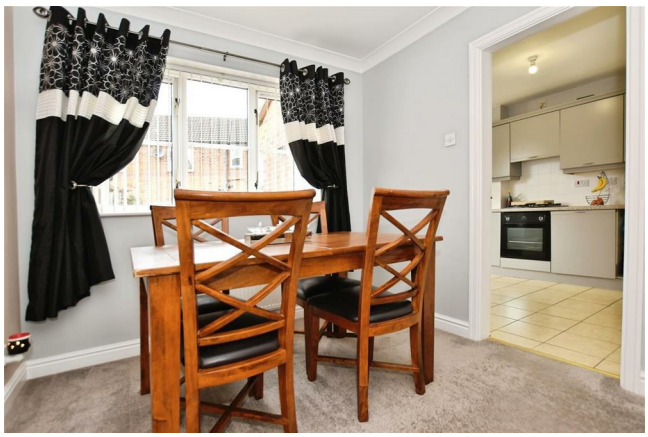


A comfortable lounge with contemporary wall mounted fire and double glazed walk in bay window to the front elevation. Open plan to the dining area with double glazed window overlooking the rear garden.

Lounge Feature



Dining Area 8'2" x 10'2" (2.5 x 3.1)



Open from the lounge, the dining area enjoys views over the rear garden and adjoins the breakfast kitchen, creating a lovely space for entertaining family & friends. Double glazed window and radiator.

Breakfast Kitchen 13'9" x 8'6" (4.2 x 2.6)



A good range of fitted base and wall units with complimentary work surfaces and tiled splashbacks. Built in oven with five ring gas hob and extractor unit above. Integrated dishwasher and fridge. Plumbing for automatic washer and space for dryer. Sink with drainer and mixer tap. Ample room for breakfast table, double glazed window to rear elevation, tiled floor and radiator.

Ground Floor W.C.. 5'2" x 2'7" (1.6 x 0.8)



With modern suite to include: vanity unit with wash basin and useful storage below and low level W.C. Contemporary towel heater and vinyl flooring.

Bedroom One 12'9" x 9'10" (3.9 x 3.0)



A double bedroom with mirrored slide robes, double glazed window and radiator. Door to En Suite

En Suite Bed One 6'2" x 2'3" (1.9 x 0.7)
With shower cubicle and wash basin

Bedroom Two 9'6" x 9'2" (2.9 x 2.8)



A double bedroom with fitted wardrobes, double glazed window and radiator.

Bedroom Three 7'10" x 6'6" (2.4 x 2.0)



A single bedroom with fitted wardrobes and drawer unit. Double glazed widow and radiator.

Family Bathroom 6'10" x 5'2" (2.1 x 1.6)



A fully tiled bathroom with modern three piece suite to include: P shape bath with overhead shower and glazed screen. Vanity unit housing the wash basin with useful storage cupboard below and toilet with concealed cistern. Chrome towel heater and double glazed window.

Gardens



The gardens are easily maintained with an artificial lawn and a paved patio area, ideal for outdoor dining. Timber fencing to boundaries with gated access to the front elevatiion.

Garage & Driveway
An attractive block paved driveway provides ample off road parking for several vehicles. Garage with metal up and over door, power and light supplied.

Tenure
Tenure is Freehold

EPC Rating
EPC rating D

Council Tax Band
East Riding of Yorkshire Council Tax Band D

Additional Services:
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:
Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

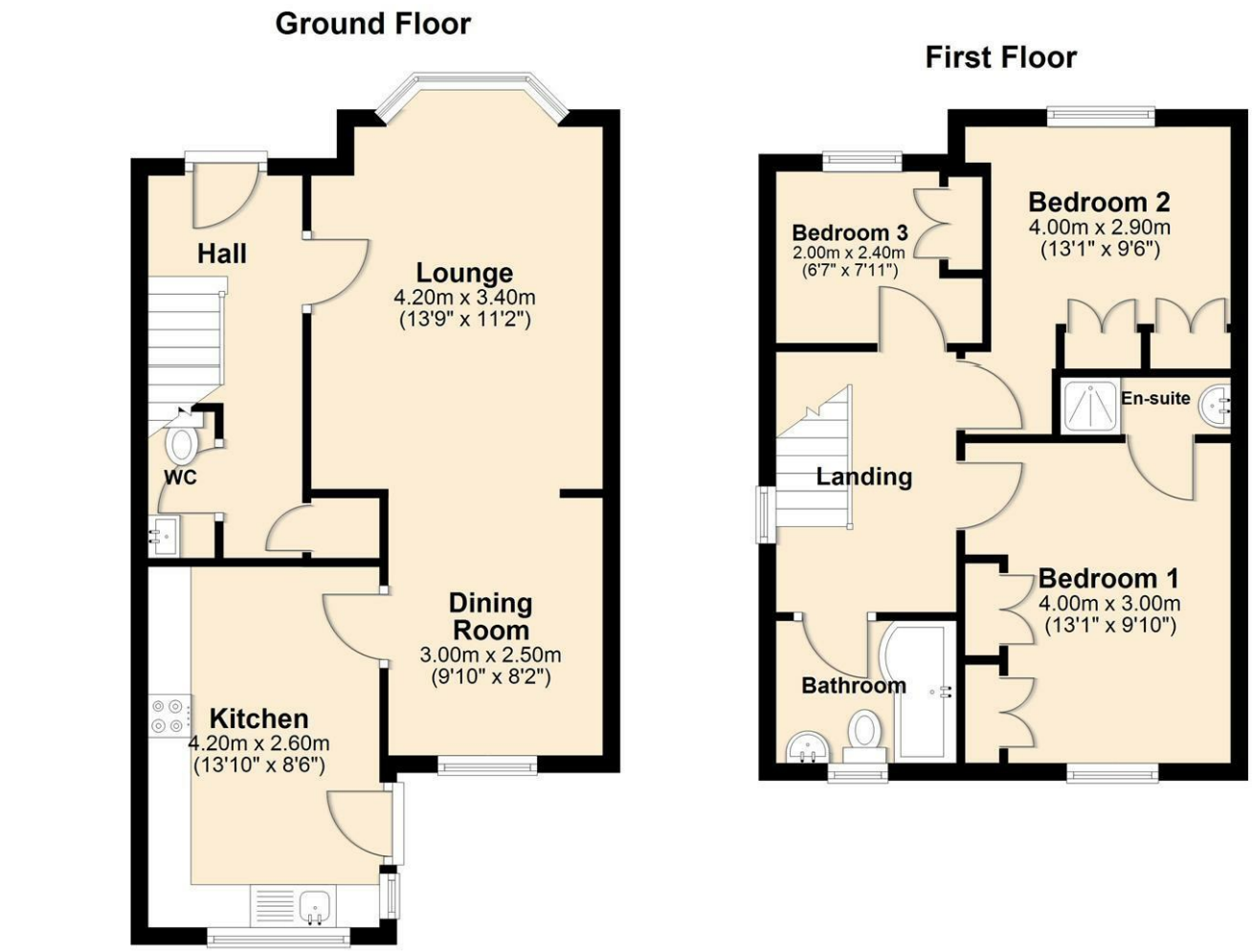
Material Information:
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three okay O2 good
Broadband - Basic 15Mbps, Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Whitakers Estate Agent Declaration:
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

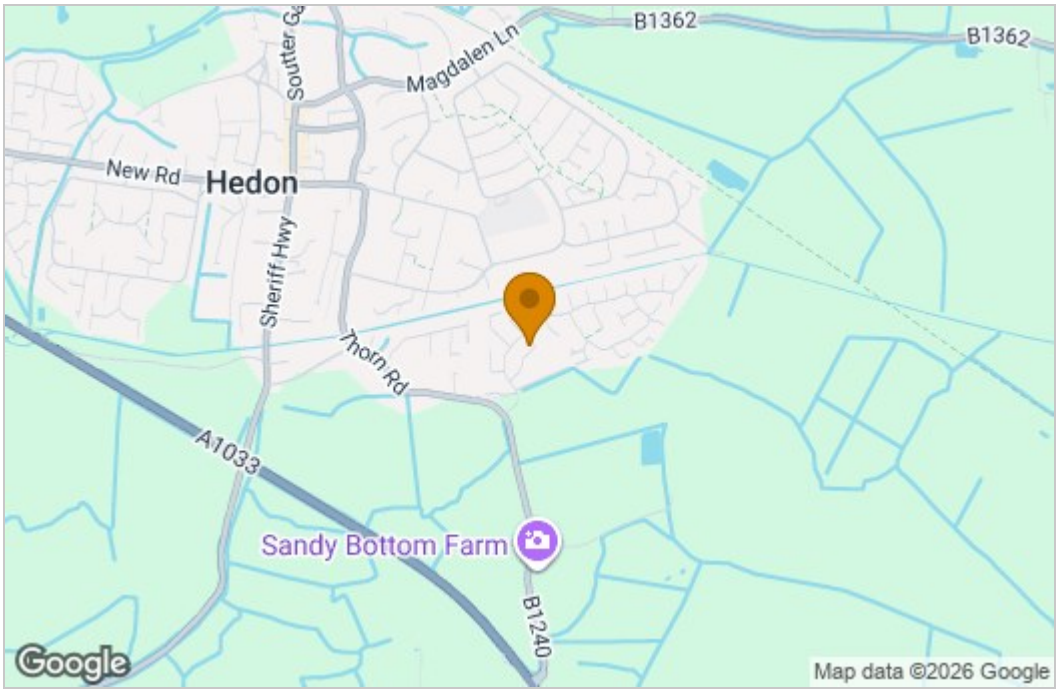
Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

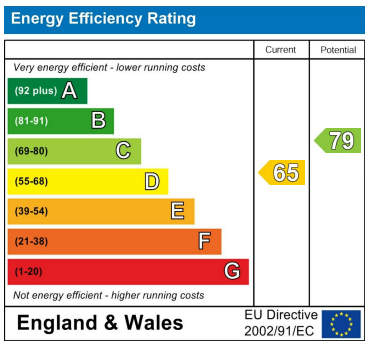
Floor Plan

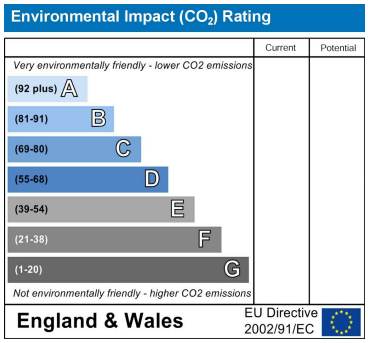


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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